

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
ARCHITECTURAL REVIEW COMMISSION MEETING**

Thursday, July 18, 2013

5:30 p.m.

**Cottonwood Heights City Council Chamber
1265 East Fort Union Boulevard, Suite 250
Cottonwood Heights, Utah**

ATTENDANCE

Committee Members:

Scott Chapman
Laura McCoy
Robyn Taylor-Granda
Scott Peters
Stephen K. Harman
Jonathan Jay Oldroyd - excused
Niels E. Valentiner - excused

City Staff:

Brian Berndt, Planning & Econ. Develop. Director
Larry Gardner, Planner

1.0 DISCUSSION ITEMS

The meeting commenced at 5:50 p.m.

1.1 Review Action Items

The Commission reviewed and discussed the agenda items. Planning and Economic Development Director, Brian Berndt, reported that staff is working directly with the City Council to approve the Architectural Review Commission as an authorizing body to approve architecture and site planning. Staff is in the process of writing the language to give the ARC authority. Once adopted, staff will begin preparing reports for the ARC. In the meantime, the present format will prevail where the ARC makes recommendations to the Planning Commission.

2.0 ACTION ITEMS

2.1 (Project #DC 13-004) Action on a Request from Dan Harward for Design Approval for a New Office Building Located at 6710, 6722, 6538 South Highland Drive

The applicant, Don Harward, reported that since the last meeting they have relocated the dumpster so that it is 50 feet from the property line. They are now maintaining their own project separate from the property owner to the south since they are on a fast track and their neighbor apparently is not. They have one point of access in and one out around the building and all landscaping has been included in the landscaping plans. Adjustments were made to the architecture as recommended at the last meeting. Samples of building materials were presented and discussed.

Mr. Harward stated that the landscaping will consist primarily of grass and trees and they intend to include as much as the site will allow. Since the landscaping plan was first presented, they included a lower level plan showing the mechanical and storage area that takes up about one-third

of the floor space beneath ground level. There is a three-story elevator that accesses that level that will have a lock out for tenant use only. Mr. Harward reported that since the last meeting they decided to sprinkle the building mainly to help the tenants get better insurance rates. The fire hydrant was also moved to the south side of the building.

Mr. Harward informed the Commission that four doctors will be located in the building with each owning their own space. As a result, the mechanical engineer designed each quarter of the building as a standalone with its own heating and air conditioning. Two units were proposed for each space, which equates to approximately 2,200 square-feet each. The building will be on one electrical meter but there will be a request for sub meters in the basement.

Commission Peters observed that there are three Norway Spruces on the corner. He expressed concern that they will become too large to have three in that location and will completely eliminate visibility. Possible relocation of the trees was discussed. It was stated that it is ideal to have tree trunks four to five feet from structures, walls, and curbs. The architectural elements were described.

Motion: Commissioner Peters moved to approve the plans subject to the following conditions:

- 1. There shall be signage or identification indicating where traffic is one way.***
- 2. The proposed Norway Spruce is too large for the proposed location and should be modified.***
- 3. Trees should be planted on the north and south sides of the project. The species shall be similar to the oaks along the perimeter.***
- 4. The applicant should consider planting trees close to or around the building.***
- 5. The canopy units on the roof should be cut back to the middle so they will be hidden.***
- 6. Staff shall inspect the railing to make sure it is architecturally sound and fits with the design of the building.***
- 7. The dumpster shall be pushed to the back of the property line.***

The motion was seconded by Commissioner Harman and passed unanimously on a voice vote.

2.2 (Project #DC 13-002) Action on a Request from Associated Food Stores for Design Approval for a Major Remodel to Dan's Foods Located at 2029 East 7000 South

This item was postponed.

2.3 (Project #DC-13-003) Action on a Request from RAK Medical Offices for Design Approval for a New Office Building Located at 6746 South Highland Drive and 1979 LaCresta Drive

The applicant reported on progress made since the last meeting. At that time privacy walls were discussed to give the building more depth and create interest from the street. Something more prominent was suggested at the corner of the two intersecting streets. For that reason the new wall section and planter were added. The exterior elements of the building were reviewed and discussed.

Commission Taylor-Granda commented on the window massing and does not feel they relate to each other. She suggested having negative space and an alternate layout. It was noted that windows relate to the interior layout of the building. A Commission Peters suggested that where there are small windows across the top that the aggregate finish be moved up to accentuate the openings of the larger windows. It was also suggested that the wainscoting be raised to improve the massing and break down the length. The lower level wainscot could also be thicker to add depth. Other suggestions were given on the exterior of the building.

It was suggested that changes be made to the vertical aspect of the building to break it up. Possible changes to building materials were suggested. Areas where the wainscot could be varied were identified. Other suggestions to improve the exterior appearance were given to the applicant. The Commission expressed concern primarily with the west elevation. Landscaping and lighting issues were discussed.

Motion: Commissioner Peters moved to recommend approval to the Planning Commission subject to the following modifications:

- 1. The west elevation should be articulated to break up the elevation, particularly on the south side.***
- 2. The wainscot on the horizontal windows should be raised to nearly the bottom of the windows.***
- 3. The horizontal window should be removed on the north elevation and another window added or moved to improve the massing of the windows.***
- 4. On the west side of the south elevation the wall should be articulated, pushed back to the corner, and the wainscot raised in the area. It should end where the wall ends.***
- 5. The stone wall should be more rectangular in shape as opposed to the present irregular pattern.***

Approval is subject to staff approving the samples.

The motions was seconded by Commissioner McCoy.

Specifics of the motion were discussed.

Commissioner Peters amended his motion to allow the architect to decide on the windows and stone. Staff agreed to review the changes.

It is staff's opinion that the changes should come back to the Commission for review and approval.

Commissioner Peters withdrew his motion.

The consensus of the Commission was to have the applicant present modifications at the next meeting scheduled for August 8, 2013.

2.4 (Project #DC 13-005) Action on a Request from Ken Nickles for Design Approval for a New Mixed-Use Complex Located at Southwest Corner of Fort Union and Wasatch Boulevards

This item was postponed.

2.5 Approval of the July 18, 2013 Minutes

Commissioner Peters moved to approve the minutes of July 18, 2013, after the following process is met: The Recorder will prepare the minutes and email them to each Member of the Commission. The Members will have five days to review the minutes and provide changes to the Recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission is in agreement at which time the minutes shall be deemed approved. The motion was seconded by Commissioner Chapman and passed unanimously on a voice vote.

3.0 ADJOURNMENT

The Architectural Review Commission meeting adjourned at 7:28 p.m.